



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 2/18/2016

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 CLEMENTS FERRY ROAD WIDENING

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: ROW

Acres: -

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: -

☒ new BP approval tracking

City Project ID #: 160202-Clements FerryRd-1

City Project ID Name: TRC\_RC:ClementsFerryRoadWidening

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: SCDOT

Applicant: SCDOT/BERKELEY

Contact: JOY RILEY

803-737-1346

rileyj@scdot.org

Misc notes: Construction plans for SCDOT widening project.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. Needs municipal agreement executed.

### # 2 GOVERNOR'S CAY - THE POINT

#### SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002130

Acres: 8.06

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 84

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 151103-ForrestDr-1

City Project ID Name: TRC\_SP:Governor'sCay[ThePoint]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: CAL ATLANTIC HOMES

Applicant: STANTEC CONSULTING SERVICES

Contact: JOSH LILLY

843-740-7700

josh.lolly@stantec.com

Misc notes: Construction plans for a 84 unit townhome development and associated improvements.

**RESULTS:** Revise and resubmit to TRC; pdf street addressing/ unit numbering plan to GIS.

### # 3 MCDANIELS AUDI RENOVATION

#### SITE PLAN

Project Classification: SITE PLAN

Address: 2293 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3101100001

Acres: 4.16

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 160202-2293SavannahHwy-1

City Project ID Name: TRC\_SP:McDanielsAudiRenovation

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: BILL MCDANIELS

Applicant: RICHARD LAMBERT

Contact: RICHARD LAMBERT

843-822-7426

ricklambertsc@gmail.com

Misc notes: Construction plans for a building addition to the existing dealership building.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application/ Traffic Impact Study required.

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#### #4 THE ANNISTON BUILDING

##### SITE PLAN

Project Classification: SITE PLAN

Address: 229 HUGER STREET

Location: PENINSULA

TMS#: 4590103057

Acres: 0.132

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans): -

Zoning: UP, GB

Misc notes: Construction plans for an office building over parking and associated improvements.

☒ new BP approval tracking

City Project ID #: 151103-229HugerSt-1

City Project ID Name: TRC\_SP:229HugerStOfficeBuilding

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: EASTSIDE LIVING LLC

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

**RESULTS:** Revise and resubmit to TRC; Unit numbering plan required.

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#### #5 HOLIDAY INN EXPRESS PARKING

##### SITE PLAN

Project Classification: SITE PLAN

Address: 250 SPRING STREET

Location: PENINSULA

TMS#: 4601002004

Acres: 1.72

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: MU-2/WH

Misc notes: Construction plans to re-configure the parking lot for the hotel.

☒ new BP approval tracking

City Project ID #: 160202-250SpringSt-1

City Project ID Name: TRC\_SP:HolidayInnExpressParking

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: CHARLESTON HOTEL OWNERS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200

Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application/CSWPPP/Stormwater Technical Report required.

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#### #6 WEST ASHLEY HEAD START PARKING IMPROVEMENT

##### SITE PLAN

Project Classification: SITE PLAN

Address: 1401 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 4180100227

Acres: 0.61

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: LB

Misc notes: Construction plans to pave existing gravel parking lot (partially in the right-of-way).

☒ new BP approval tracking

City Project ID #: 160202-1401Ashley RiverRd-1

City Project ID Name: TRC\_SP:WestAshleyHeadStartParkingImprovements

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHAS. COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC. 843-566-0161

Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

**RESULTS:** Revise and resubmit to TRC; CSWPPP required.

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#### #7 SHADE TREE, PHASE 1 (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000040

Acres: 82.472

# Lots (for subdiv): 44.61

# Units (multi-fam./Concept Plans): 87

Zoning: PUD

Misc notes: Preliminary plat for phase 1 of the Shade Tree subdivision.

☒ new BP approval tracking

City Project ID #: 160202-Cane SlashRd-1

City Project ID Name: TRC\_PP:ShadeTreePhase1[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE

Applicant: HLA, INC 843-763-1166

Contact: ADRIANA CARSON acarson@hlainc.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#8 SHADE TREE, PHASE 1 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000040

Acres: 355.77

# Lots (for subdiv): 44.61

# Units (multi-fam./Concept Plans): 87

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 160202-Cane SlashRd-2

City Project ID Name: TRC\_RC:ShadeTreePhase1[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE

Applicant: HLA, INC

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

**Misc notes:** Road construction plans for phase 1 of the Shade Tree subdivision.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application/CSWPPP required.

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**#9 FOUR CORNERS APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN

Address: RIVERLANDING DRIVE

Location: DANIEL ISLAND

TMS#: 2750001010

Acres: 1.735

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 68

Zoning: DI-TC

☒ new BP approval tracking

City Project ID #: 160202-River Landing-1

City Project ID Name: TRC\_SP:FourCornersApartments

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND APARTMENTS, LLC

Applicant: HLA, INC.

Contact: JOHN LESTER

843-763-1166

jlester@hlsinc.com

**Misc notes:** Construction plans for a 68 unit apartment building (previously site plan at TRC in 2007; now a different concept - please review all sheets and provide comments).**RESULTS:** Revise and resubmit to TRC; Construction Activity Application/CSWPPP/Stormwater Technical Report/Traffic Impact Study required.

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**#10 EDMUND'S OAST EXCHANGE****SITE PLAN**

Project Classification: SITE PLAN

Address: 1081 MORRISON DRIVE

Location: PENINSULA

TMS#: 4610903051 &amp; 074

Acres: 2.6

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 160202-1081MorrisonDr-1

City Project ID Name: TRC\_SP:Edmund'sOastExchangeAddition

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: RCC INVESTORS-1081 MORRISON, LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC.

Contact: J.R. TORBIO

843-884-1667

vtorbio@seamonwhiteside.com

**Misc notes:** Construction plans for a new building additon and driveway relocation.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application/CSWPPP/Stormwater Technical Report required.

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**#11 OAK BLUFF, PHASE 1B (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 3.3

# Lots (for subdiv): 19

# Units (multi-fam./Concept Plans): 19

Zoning: SR-1, RR-1

☒ new BP approval tracking

City Project ID #: 160202-Clements FerryRd-2

City Project ID Name: TRC\_PP:OakBluffPhase1B[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT,LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC.

Contact: LES PHILLIPS

843-884-1667

lphillips@seamonwhiteside.com

**Misc notes:** Preliminary plat for a 19 lot phase in the Oak Bluff cluster development.**RESULTS:** Revise and resubmit to TRC

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**# 12 OAK BLUFF, PHASE 1B (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 3.3

# Lots (for subdiv): 19

# Units (multi-fam./Concept Plans): 19

Zoning: SR-1, RR-1

☒ new BP approval tracking

City Project ID #: 160202-Clements FerryRd-3

City Project ID Name: TRC\_RC:OakBluffPhase1B[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT,LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

**Misc notes:** Road construction plans for a 19 lot phase in the Oak Bluff cluster development.**RESULTS:** Revise and resubmit to TRC

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**# 13 EAST CENTRAL LOFTS, PHASE 2****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 601 MEETING STREET

Location: PENINSULA

TMS#: 4631604001-004, 006-011 &amp; 013

Acres: 3.4

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 264

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 150421-601MeetingSt-1

City Project ID Name: TRC\_SP:EastCentralLoftsPhase2

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: E.C. LOFTS, LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

**Misc notes:** Site plans for a mixed -use development with 264 residential units and associated improvements.**RESULTS:** Revise and resubmit to TRC; pdf Unit Numbering Plan to GIS.

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**# 14 317 MEETING STREET****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 317 MEETING STREET

Location: PENINSULA

TMS#: 4570402066

Acres: 0.30

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB-A

☒ new BP approval tracking

City Project ID #: 150821-MeetingSt-1

City Project ID Name: TRC\_SP:CalhounStMixedUseBuilding

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: GRAMLING BROTHERS REAL ESTATE &amp; DEVELOPMENT, INC.

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-849-0200

Contact: TONY WOODY

woody.t@thomasandhutton.com

**Misc notes:** Construction plans for a new mixed use building and associated improvements.**RESULTS:** Revise and resubmit to TRC

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.